

**APPLICATION FOR THE CLEAN OHIO CONSERVATION FUND
SUMMARY SHEET**

APPLICANT: GREEN TOWNSHIP **CODE #** 061-3172
(If Unknown Call OPWC)

DISTRICT NUMBER: 2 **COUNTY:** HAMILTON **DATE** 7/14/06

CONTACT: KEVIN CELAREK **PHONE #** (513) 574-4848 (THE PROJECT CONTACT PERSON SHOULD
BE THE INDIVIDUAL WHO WILL BE AVAILABLE DURING BUSINESS HOURS AND WHO CAN BEST ANSWER OR COORDINATE THE RESPONSE TO
QUESTIONS)

FAX: (513) 574-6260 **E-MAIL** kcelarek@greentwp.org

PROJECT NAME: Kleemann/I-74 Greenway Acquisition

ELIGIBLE APPLICANT

(Check Only 1)

- ☐ A. County (1)
☐ B. City (2)
☒ C. Township (3)
☐ D. Village(4)
☐ E. Conservancy District (6)
☐ F. Soil & Water
Conservation District (7)
☐ G. Joint Recreational District (8)
☐ H. Park District/Authority (9)
☐ I. Nonprofit Organization (10)
☐ J. Other _____ (11)

PROJECT TYPE

(Check Largest Component)

- ☒ A. Open Space (7)
☐ B. Riparian Corridor (8)

PRIMARY PROJECT EMPHASIS 13

(Choose a category from Attachment A
which most closely describes your
primary project emphasis.)

ESTIMATED TOTAL

CLEAN OHIO CONSERVATION

PROJECT COST (from 1.1f): \$206,450.00 **FUNDING REQUESTED:** (from 1.2e) \$144,515.00

NRAC APPROVAL - To be completed by the NRAC Committee ONLY

GRANT: \$ _____

FOR OPWC USE ONLY

PROJECT NUMBER: _____

APPROVED FUNDING: \$ _____

Local Participation _____ %

Project Release Date: _____

Clean Ohio Fund Participation _____ %

1.0 PROJECT FINANCIAL INFORMATION

1.1 PROJECT ESTIMATED COSTS:	TOTAL DOLLARS	In Kind Dollars
(Round to Nearest Dollar)		(See definition in instructions.)
a.) Acquisition Expenses:	\$ <u>200,000.00</u>	_____
Fee Simple Purchase	\$ <u>200,000.00</u>	
Easement Purchase	\$ _____	
Other Earnest Money	\$ _____	
b.) Planning and Implementation:	\$ <u>6,450.00</u>	\$ <u>850.00</u>
Appraisal	\$ <u>250.00</u>	(Clean Ohio Fund
Closing Costs	\$ _____	application
Title Search	\$ <u>600.00</u>	preparation by
Environmental		Land Conservancy
Assessments	\$ <u>1,400.00*</u>	of Hamilton County)
Design	\$ _____	
Other Eligible		
Costs (Survey)	\$ <u>4,200.00</u>	
c.) Construction or Enhancement of		
Facilities:	\$ <u>0.00</u>	_____
d.) Permits, Advertising, Legal:	\$ <u>0.00</u>	_____
e.) Contingencies:	\$ <u>0.00</u>	_____
(not to exceed 10% of total costs)		
f.) TOTAL ESTIMATED COSTS:	\$ <u>206,450.00</u>	

* Includes request for 10 hours (\$300) for Hamilton County Soil & Water Conservation District assistance. (Stream assessment, riparian plant selection, hillside stability recommendations and noxious vegetation removal recommendations.)

1.2 PROJECT FINANCIAL RESOURCES:

(Round to Nearest Dollar and Percent)

	DOLLARS	%
a.) In-Kind Contributions (Please define)_____	\$_____	.00
b.) Applicant Contributions (Local Funds)	\$ 61,935.00	30%
c.) Other Public Revenues		
Nature Works	\$_____	.00
Land Water Conservation Fund	\$_____	.00
Ohio Environmental Protection Agcy	\$_____	.00
Ohio Water Development Authority	\$_____	.00
Community Dev Block Grant	\$_____	.00
Ohio Dept of Natural Resources	\$_____	.00
OTHER_____	\$_____	.00
d.) Private Contributions	\$_____	.00
SUBTOTAL LOCAL RESOURCES:	\$ 61,935.00	
e.) CLEAN OHIO CONSERVATION FUND:	\$ 144,515.00	70%
Funds from another NRAC	\$_____	.00
SUBTOTAL CLEAN OHIO RESOURCES:	\$ 144,515.00	
f.) TOTAL FINANCIAL RESOURCES:	\$ 206,450.00	100%

1.3 AVAILABILITY OF LOCAL FUNDS:

Attach a statement signed by the Chief Financial Officer listed in section 4.2 certifying all local share funds required for the project will be available on or before the earliest date listed in the Project Schedule section.

Please list any partnership with other sources. (ie; is this part of a larger project or plan): NONE

2.0 PROJECT INFORMATION

If the project is multi-jurisdictional, information must be consolidated in this section.

☒ *Please check here if additional documentation is attached.*

2.1 BRIEF PROJECT DESCRIPTION - (Sections A through E):

A: SPECIFIC LOCATION: See attached map

PROJECT COUNTY: Hamilton **PROJECT ZIP CODE:** 45247

B: PROJECT COMPONENTS: Please describe the various project components.

See Attached

C: PROJECT EMPHASIS AS DEFINED BY SECTIONS 164.22 (A) (B) OF THE OHIO REVISED CODE AND LISTED IN APPENDIX A: Please describe.

See Attached

D: DEFINE TERMS OF EASEMENTS:
PLEASE REFER TO SECTION 164.26 OF THE OHIO REVISED CODE.

See Attached

E: INFORMATION REGARDING PUBLIC ACCESS

Where is the access located? Is it open to the general public or are there restrictions? What are the hours of availability? Will the general public be given the opportunity to participate in the planning of the project?

See Attached

2.2 OWNERSHIP/MANAGEMENT/OPERATION: Please address.

See Attached

Attachment - KLEEMANN / I-74 GREENWAY ACQUISITION

2.0 PROJECT INFORMATION

2.1 BRIEF PROJECT DESCRIPTION (Sections A through E)

A: SPECIFIC LOCATION

This project's address is 6957 Harrison Ave. It is located one mile N of Interstate-74 / Rybolt Rd. interchange in Green Township. Hamilton County Auditor parcel # is 550-0320-0026-00. See attached graphic (**Exhibit 1: Location Map**).

PROJECT COUNTY: Hamilton

PROJECT ZIP: 45247

B: PROJECT COMPONENTS

The proposed project involves fee simple acquisition of a 12.648-acre forested parcel (abutting E-bound I-74) that contains a prominent scenic ridge and steep hillsides on the crescent-shaped promontory that is recognized as a landmark feature of Western Hamilton County. The entire rectangle-shaped property contains slopes of 25 to 60 percent, and is visible to the motoring public from both I-74 and Harrison Ave. The property is also seen for miles around by residents of neighboring communities. It is located in the Great Miami watershed.

A Contract to Purchase the property has been signed, and is included in this application. Green Township will provide 30 percent matching funds to purchase the property, hold title to and manage the property in perpetuity. (**Exhibit 2: Purchase Agreement**)

Action must be taken now to protect this property under intense development pressure, or its considerable conservation values will be lost forever. A new 300+ single family housing development is being built adjacent to the site.

C: PROJECT EMPHASIS

Meeting Open Space criteria, the project provides natural habitat protection in a NW-SE wildlife corridor. This project acquires land for a hillside natural area, and for connecting corridors in the I-74 Scenic Greenway.

The project protects high quality, viable habitat for plant and animal species, increases habitat protection and preserves other natural features, including its scenic qualities, that contributes to the preservation of Green Township's and Ohio's great natural heritage.

This project provides a link in an important wildlife and scenic corridor that runs along I-74 from Mt. Airy Forest through Western Hamilton County to the state line with Indiana.

The project preserves steep hillsides with slopes of 30 percent or greater:

The land in this highly visible parcel rises 280 ft. above the I-74 pavement to the

prominent ridgeline. The shape is approximately rectangular, being about 515 linear ft. N-S and 1070 linear ft. E-W.

It protects steep slopes (30 to 60 percent and more) that descend from the high central ridgeline and touches a segment of I-74 at the East boundary, and the new Fisher Homes Bridgepointe subdivision on the South and West boundaries. It slopes downward in both Easterly and Westerly directions from the high central ridgeline. The steep slopes are 30 percent to the East and predominantly 25 percent to the West of the ridgeline. (**Exhibit 3A: Terrain Map** and **Exhibit 3B: CAGIS Slopes**)

The project contains highly erodable ECE soils:

The property is located across a ridgetop that bisects the property into two forested hillsides. All soil types are highly erodable — the East slope is (EdF), Eden flaggy silty clay loam, 40 to 60 percent slopes; the ridgetop is capped by (SwC2), Switzerland silt loam, 8 to 15 percent slopes, eroded; and also capped by (ArB2); and the West slope is (EcE) silty clay loam, 25 to 40 percent slopes. The western slope is deeply indented by two ravines that drain to the West.

Preserving this property will maintain the environmental integrity of this forested, steep hillside space and reduce soil erosion potential. Maintaining the forested area is the best usage for this area. It is endangered by potential acquisition and unwise disturbance by adjacent developers, who are completing the construction of approximately 300+ single family homes and condos. (**Exhibit 4A: Soil Survey of Hamilton County, Ohio** and **Exhibit 4B: CAGIS Soil Map**)

The project preserves undeveloped lands along viewsheds of a major highway and transportation corridor: Interstate 74 through Western Hamilton County, and also Harrison Avenue. The property is an identified feature of the I-74 Scenic Greenway, a conservation project of Green Township, The Land Conservancy of Hamilton County, Ohio and the Hamilton County Park District.

The entire promontory is a unique geological formation. Its distinctly crescent shape is reflected in the roads built to circumnavigate this great natural landmark. The entire promontory can be described as a “peninsula” being defined by Taylor Creek and Wesselman Creek, I-74, Wesselman Rd., Rybolt Rd. and Hearne Rd. surround it. Most recently a ridgetop road was constructed, bringing intense development up to the South boundary of the parcel. The ridgetop and highlands of the area are being denuded of trees and endangering the steep hillsides below.

The entire length of 1-3/4 miles of hillside adjacent to I-74 deserves being conserved for future generations. The protection of this particular parcel is a start to stem the tide of potential destruction and preservation of great natural asset. (**Exhibit 5A: USGS Map** and **Exhibit 5B: CAGIS 2 ft. Contours**)

This project is an acquisition of connecting corridors:

The connectivity of already preserved parcels will be increased with the completion of the project. Since 2001, Green Township, Hamilton County Park District and the Land

Conservancy have protected scenic views in the I-74 Greenway.

Green Township currently holds title to 5 parcels in the I-74 Greenway, and has protected the nearby Mary Gold greenspace site and West Fork greenspace through successful applications to the 2005 Clean Ohio Conservation Fund. The Land Conservancy owns one parcel in the Greenway, and holds Conservation Easements protecting two privately-owned parcels. (**Exhibit 6: I-74 Scenic Greenway/Green Township Properties**)

The scope of the I-74 Greenway project covers the entire 19-mile interstate in Ohio, linking 5 townships and 2 municipalities in western Hamilton County. It crosses 6.5 miles through northern Green Township. (**Exhibit 7: Green Township Greenspace Plan**)

The undeveloped lands of the Greenway are a great natural amenity that provides countless public benefits: scenic, open space, heritage, economic, ecological, recreational and wildlife habitat. It connects three major parks: Mt. Airy Forest in Cincinnati, Mitchell Memorial Forest in Miami Township, and Miami-Whitewater Forest in Crosby Township. (**Exhibit 8: I-74 Greenway Project in Western Hamilton County**)

Attached are two letters of support for this project from Green Township's partners in protecting scenic properties in the I-74 Greenway: The Land Conservancy of Hamilton County (**Exhibit 9A**), and Hamilton County Park District (**Exhibit 9B**)

Two additional letters of support are attached: The Hillside Trust (conservation organization) (**Exhibit 9C**) and Hamilton County Soil and Water Conservation District (county agency) (**Exhibit 9D**).

This project acquires land for connecting corridors for natural areas: for wildlife habitat and for scenic views:

The entire length of ridge top and steep East facing promontory are an important corridor for wildlife, land stability, and dramatic scenic beauty. It will be a part of a growing chain of already-protected I-74 Greenway parcels that provide many economic, environmental, and aesthetic benefits. The project property contains a mesic forest of Maple, Ash, Oak (Black, Pin, Red, Scarlet, White), Shagbark Hickory, Cherry, Black Walnut, Hackberry, Ohio Buckeye, Sycamore and Cedar that provides a bird sanctuary and good habitat for wildlife.

The project provides access to natural areas with multiple recreational, economic and aesthetic preservation benefits:

It links connecting corridors of greenspace that provide scenic views of great importance to the public. The project provides a partition between land uses, mitigates noise and air pollution, and acts as travel corridors for wildlife. The tree canopy on the site forms a visual and physical relief in the landscape, enhancing valued "quality of place" of Green Township.

Economic benefits abound. According to a study by Michigan State University, during a 50-year lifetime of one tree, \$31,000 worth of oxygen is produced; \$62,000 worth of air pollution control is provided; \$37,500 worth of water is recycled; and erosion control is valued at \$31,500. Properties located adjacent to preserved natural

areas can increase in value by up to 15 percent or more, according to the National Arbor Day Foundation. Supervised recreational and educational opportunities will be available in this project that can be accessed by the public. (Exhibits 10A, 10B, 10C, 10D)

This project is in concert with publicly-adopted township and county plans, supporting comprehensive open space planning by the 1. Hamilton County, 2. Green Township, and 3. Hamilton County Park District.

1. Hamilton County's COMPREHENSIVE MASTER PLAN AND STRATEGIES (Community COMPASS), adopted by Hamilton County Commissioners in Nov. 2003, has four major goals including "Balancing Development and the Environment." The first object within this goal is to "preserve, restore, and manage natural resources so as to enhance the unique character of the county. " Further, Hamilton County's GREENSPACE CONCEPT PLAN, adopted in Nov. 2004, and included in the COMPASS 2030 Plan and Implementation Framework, identifies the I-74 corridor in western Hamilton County as an important "Greenbelt" area.
2. The proposed acquisition preserves steep hillsides with predominately 30 percent slopes, and is among sites identified in the "Environmentally Sensitive Areas" study and map of the WESTERN HAMILTON COUNTY COLLABORATIVE PLAN FOR 2020 (WHCCP). This plan, adopted by Green Township Trustees in Feb. 2000, recommends protection of "environmentally sensitive areas (rivers, streams, aquifer, floodplain, groundwater pollution potential, steep slopes of more than 25 percent)." The WHCCP also recommends protecting stream corridors through acquisition of adjacent land.
3. The "I-74 Greenway Study Corridor" is outlined in the HAMILTON COUNTY PARK DISTRICT's "Potential Greenspace Preservation Opportunities" plan (2002) as a "Potential Greenspace Cooperation Area." (**Exhibit 11: Hamilton County Potential Greenspace Preservation Opportunities**)

D: DEFINE TERMS OF EASEMENT

Green Township will conform to the long-term ownership and control requirements of the Ohio Public Works Commission. Green Township will record a conservation easement or deed restriction with the appropriate entity.

E: INFORMATION REGARDING PUBLIC ACCESS

The site is visible to the public 24 hours a day, 7 days a week year-round to enjoy its scenic beauty and benefit from the many public benefits it provides.

Because of the challenging topography and lack of parking, supervised physical access to the site by the public — such as youth or conservation groups — will be from Bridgepointe Drive, or with permission of private property owners to the north.

The public will continue to be involved in the planning for this project. Members

of the general public, including community groups, have contributed to I-74 Scenic Greenway planning since 2001, and have also contributed financially to acquire property.

2.2 OWNERSHIP / MANAGEMENT / OPERATION

Green Township will own and manage the property in perpetuity. Green Township has inspected this property and it is our opinion that it is a pristine natural area. As owners, we will steward the land according to established Green Township maintenance practices.

The site will be preserved as a natural wooded area and will have no development or trails. Upon receiving the grant, a Phase I environmental assessment will be completed in order to establish a baseline of information. The township will have the property professionally surveyed with monument stakes placed to identify its boundaries. It will be inspected on a regular basis, as are other Green Township parks and natural areas, to assure that vandals do not degrade it.

Green Township has successfully completed numerous land acquisition projects for public parks and natural areas, and currently owns and stewards 5 major parks with recreational facilities open year-round, and recently purchased 4 properties for future parks. In addition, Green Township owns and operates Nathanael Greene Lodge and a Senior Citizens Center, facilities that are open year-round for public use.

Green Township has purchased and maintains 3 parcels as natural areas in the I-74 Greenway. With its successful application to the Clean Ohio Conservation Fund in 2005, Green Township has added the West Fork Rd. property, and is in the process of adding the Mary Gold / I-74 property to its holdings. And, the township has also purchased 5 additional small parcels located throughout the township, and is in the process of restoring them as open space and natural areas to benefit all residents.

3.0 PROJECT SCHEDULE:*

	BEGIN DATE	END DATE
3.1 Planning and Implementation:	<u> </u>	<u> </u>
3.2 Land Acquisition/Easements	<u>7/31/06</u>	<u>12/31/06</u>
3.3 Site Improvements:	<u> / / </u>	<u> / / </u>

* Failure to meet project schedule may result in termination of agreement for approved projects. Modification of dates must be requested in writing by a project official of record and approved by the commission once the Project Agreement has been executed.

4.0 PROJECT OFFICIALS:

4.1	CHIEF EXECUTIVE OFFICER	Kevin Celarek
	TITLE	Green Township Administrator
	STREET	6303 Harrison Avenue
	CITY/ZIP	Cincinnati, OH 45247-7818
	PHONE	(513) 574-4848
	FAX	(513) 574 6260
	E-MAIL	kcelarek@greentwp.org
4.2	CHIEF FINANCIAL OFFICER	Thomas J. Straus
	TITLE	Green Township Clerk
	STREET	6303 Harrison Avenue
	CITY/ZIP	Cincinnati, OH 45247-7818
	PHONE	(513) 574-4848
	FAX	(513) 574 6260
	E-MAIL	tstraus@greentwp.org
4.3	PROJECT MANAGER	Fred B. Schlimm
	TITLE	Director of Public Services
	STREET	6303 Harrison Avenue
	CITY/ZIP	Cincinnati, OH 45247-7818
	PHONE	(513) 574-4848
	FAX	(513) 574 6260
	E-MAIL	fschlimm@greentwp.org

Changes in Project Officials must be submitted in writing from the CEO or CFO.

5.0 ATTACHMENTS/COMPLETENESS REVIEW:

In order that your application may be processed in a timely fashion, please submit your application on 8 2 by 11 white paper with dark ink so that it may be copied for others. It is understood that some items may not conform to this request such as large maps and photographs. Please feel free to include these items.

Confirm in the blocks [] below that each item listed is attached.

- [X] A certified copy of the authorization by the governing body of the applicant authorizing a designated official to sign and submit this application and execute contracts. This individual should sign under 6.0, Applicant Certification, below.
- [X] A certification signed by the applicant's chief financial officer stating all local share funds required for the project will be available on or before the dates listed in the Project Schedule section.
- [X] A formal detailed estimate of the project=s costs provided by an architect, landscape architect, or other professional. For land acquisition, an appraisal by a State-certified general real estate appraiser, as defined under ORC 4763 for the type of land being appraised will need to be submitted to the NRAC prior to closing.
- [NA] A cooperation agreement (if the project involves more than one entity) which identifies the fiscal and administrative responsibilities of each participant.
- [X] Resolution of Support (Please refer to section 164.23(B)(1) of the Ohio Revised Code for guidance.)
- [NA] Identification of any participation by state agencies that will provide to this particular project and that will provide assistance with respect to the project.
- [X] Information concerning the coordination of the project among local political subdivisions, state agencies, federal agencies, community organizations, conservation organizations, and local business groups.
- [X] Supporting Documentation: Materials such as additional project description, photographs, and/or other information to assist your NRAC in ranking your project. Be sure to include supplements which may be required by your *local* NRAC.
- [X] Have you reviewed your NRAC=s methodology to see that you have addressed all components?

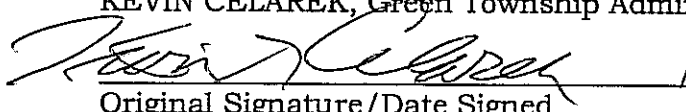
6.0 APPLICANT CERTIFICATION:

The undersigned certifies: (1) he/she is legally authorized to request and accept financial assistance from the Ohio Public Works Commission; (2) to the best of his/her knowledge and belief, all representations that are part of this application are true and correct; (3) all official documents and commitments of the applicant that are part of this application have been duly authorized by the governing body of the applicant; and, (4) should the requested financial assistance be provided, that in the execution of this project, the applicant will comply with all assurances required by Ohio Law, including those involving Buy Ohio and prevailing wages.

Applicant certifies that the project, as defined in the application, has NOT resulted in any transfer of title or rights to land or begun any type of physical improvements prior to the execution of a Project Agreement with the Ohio Public Works Commission. Action to the contrary will result in termination of the agreement and withdrawal of Ohio Public Works Commission funding.

KEVIN CELAREK, Green Township Administrator

Original Signature/Date Signed

 July 11, 2005

ATTACHMENT A

PROJECT EMPHASIS

NOTE: IF THE PROJECT HAS MORE THAN ONE EMPHASIS, PLEASE PLACE A A1" IN THE CATEGORY THAT IS THE PRIMARY EMPHASIS, A A2" IN THE CATEGORY WITH SECONDARY EMPHASIS, AND A A3" IN THE CATEGORY WITH THIRD EMPHASIS.

OPEN SPACE

- ☐ 1. Protects habitat for rare, threatened and endangered species
- ☒ 2. Increases habitat protection
- ☐ 3. Reduces or eliminates nonnative, invasive species of plants or animals
- ☐ 4. Preserves high quality, viable habitat for plant and animal species
- ☐ 5. Restores and preserves aquatic biological communities
- ☐ 6. Preserves headwater streams
- ☐ 7. Preserves or restores floodplain and streamside forest functions
- ☐ 8. Preserves or restores water quality
- ☐ 9. Preserves or restores natural stream channels
- ☐ 10. Preserves or restores functioning floodplains
- ☐ 11. Preserves or restores wetlands
- ☐ 12. Preserves or restores streamside forests
- ☒ 13. Preserves or restores other natural features that contribute to quality of life and state=s natural heritage

RIPARIAN CORRIDOR

- ☐ 14. Fee simple acquisition of lands to provide access to riparian corridors or watersheds
- ☐ 15. Acquisition of easements for protecting and enhancing riparian corridors or watersheds
- ☐ 16. Reforestation of land
- ☐ 17. Planting vegetation for filtration
- ☐ 18. Incorporates aesthetically pleasing and ecologically informed design
- ☐ 19. Enhances educational opportunities and provides physical links to schools and after school centers
- ☐ 20. Acquisition of connecting corridors
- ☐ 21. Supports comprehensive open space planning
- ☐ 22. Provides multiple recreational, economic and aesthetic preservation benefits
- ☐ 23. Allows proper management of areas where safe hunting and trapping may take place in a manner that will preserve balanced natural ecosystems.
- ☐ 24. Enhances economic development that relies on recreational and ecotourism in areas of relatively high unemployment and lower incomes

Administration Offices:
6303 Harrison Avenue
Cincinnati, Ohio 45247-7818

(513) 574-4848
Fax: (513) 574-6260
E-mail: admin@greentwp.org
Website: www.greentwp.org



Board of Trustees:
Chuck Mitchell, *Chairman*
Tony Upton, *Vice Chairman*
Tracy Winkler, *Trustee*

Fiscal Officer:
Tom Straus

RESOLUTION NO. 06-0710-I

AUTHORIZING PURCHASE OF REAL PROPERTY

FOR PUBLIC PARK AND GREENSPACE PURPOSES

BY THE BOARD:

WHEREAS, the Board believes it is in the best interest of the citizens of Green Township that land be purchased in order to provide public park and greenspace areas; and

WHEREAS, the Board is authorized to purchase real property for such purposes under Section 505.26 of the Ohio Revised Code; and

WHEREAS, negotiations have been conducted with the owner of property located at 6957 Harrison Avenue, which property is listed in Hamilton County Auditor's Book 550, Page 320, Parcel 26, and the property owner has agreed to transfer said property to the Board in return for the Board paying the sum of \$200,000.00;

THEREFORE, BE IT RESOLVED by the Board of Trustees of Green Township that the Township shall purchase real property located at 6957 Harrison Avenue, Green Township (being found in Hamilton County Auditor's Book 550, Page 320, Parcel 26), for the sum of \$200,000.00; subject to the receipt of a grant from the Clean Ohio Conservation Program, administered by the Ohio Public Works Commission, in the amount of 70% of the purchase price.

BE IT FURTHER RESOLVED that the Board directs the Township Attorney to draft a Purchase Agreement for said purchase, and authorizes the Township Administrator or Chairman of the Board of Trustees to sign all documents in connection with the real estate transaction.

ADOPTED AT A REGULAR MEETING of the Board of Township Trustees of Green Township, Hamilton County, Ohio the 10th day of July, 2006.

Administration Offices:
6303 Harrison Avenue
Cincinnati, Ohio 45247-7818

(513) 574-4848
Fax: (513) 574-6260
E-mail: admin@greentwp.org
Website: www.greentwp.org



Board of Trustees:
Chuck Mitchell, *Chairman*
Tony Upton, *Vice Chairman*
Tracy Winkler, *Trustee*

Fiscal Officer:
Tom Straus


BE IT FURTHER RESOLVED that the Township Administrator is hereby authorized and directed to execute and file applications with the Ohio Public Works Commission, and to enter into any agreements that may be appropriate and necessary for obtaining the financial assistance from the Clean Ohio Conservation Fund, and to provide all information

and documentation required in said application for submission to the Ohio Public Works Commission.

ADOPTED AT A REGULAR MEETING of the Board of Township Trustees of Green Township, Hamilton County, Ohio the 10th day of July, 2006.

Certification of Fiscal Officer

It is hereby certified that the foregoing is a true and correct transcription of a resolution adopted by the Board of Trustees in session this 10th day of July, 2006.



Thomas J. Straus
Green Township Fiscal Officer
Hamilton County, Ohio

Administration Offices:
6303 Harrison Avenue
Cincinnati, Ohio 45247-7818

(513) 574-4848
Fax: (513) 574-6260
E-mail: admin@greentwp.org
Website: www.greentwp.org



Board of Trustees:
Chuck Mitchell, *Chairman*
Tony Upton, *Vice Chairman*
Tracy Winkler, *Trustee*

Fiscal Officer:
Tom Straus

RESOLUTION NO. 06-0710-H
AUTHORIZING APPLICATION FOR GRANT FROM
THE CLEAN OHIO CONSERVATION FUND

FOR PURCHASE OF PROPERTY AT 6957 HARRISON AVENUE

BY THE BOARD:

WHEREAS, the Trustees are authorized under Section 505.26 of the Ohio Revised Code to purchase real property for public park and greenspace purposes; and

WHEREAS, the Trustees desire financial assistance under the Clean Ohio Conservation Program, administered by the Ohio Public Works Commission, in order to enable the Board to purchase real property located at 6957 Harrison Avenue and listed in Hamilton County Auditor's Book 550, Page 320, Parcel 26, which consists of approximately 12.648 acres; and

WHEREAS, the Board has executed an agreement with the owner of said property for its purchase subject to receipt of a grant from the Clean Ohio Conservation Fund of an amount equal to 70 percent of the project costs; and

WHEREAS, the Board believes that the estimated total project costs for this purchase will be \$200,000.00.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Green Township, Hamilton County, Ohio, that an application for a grant from the Clean Ohio Conservation Fund shall be submitted for the I-74 Riparian Corridor Acquisition, being the property at 6957 Harrison Avenue listed in Hamilton County Auditor's Book 550, Page 320, Parcel 26, which has an estimated total project cost of \$200,000.00.

BE IT FURTHER RESOLVED that the Trustees agree to obligate the funds that are required to satisfactorily complete this project in order to be eligible for the Clean Ohio Conservation Program financial assistance in the amount of 70 percent of the total project costs;

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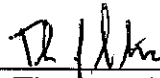
BE IT FURTHER RESOLVED that the Township Administrator is hereby authorized and directed to execute and file applications with the Ohio Public Works Commission, and to enter into any agreements that may be appropriate and necessary for obtaining the financial assistance from the Clean Ohio Conservation Fund, and to provide all information

and documentation required in said application for submission to the Ohio Public Works Commission.

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Hamilton County, Ohio

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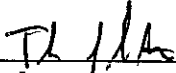
Board of Trustees:
Chuck Mitchell, *Chairman*
Tony Upton, *Vice Chairman*
Tracy Winkler, *Trustee*

Fiscal Officer:
Tom Straus

Clean Ohio Conservation Program
Kleeman/ I-74 Greenway Acquisition
(6957 Harrison Avenue)
\$61,935.00

CERTIFICATE

I hereby certify that the money to meet the above obligation has been lawfully appropriated for such purposes, and is in the treasury, or in the process of collection to be credited to the proper fund and free from any previous or outstanding obligation, encumbrance or certification as required by Section 5705.41 Ohio Revised Code.



Thomas J. Straus
Green Township Fiscal Officer
Date: 7/1/02

BIGNER APPRAISAL, LLC.

CERTIFIED GENERAL REAL ESTATE APPRAISER
3407 NORTH BEND ROAD * CINCINNATI, OH 45239
(513)741-8118 * FAX (513)661-4598

June 23, 2006

Mr. Kevin Celarek
Green Township Administrator
6303 Harrison Avenue
Cincinnati, Ohio 45247

RE: 6957 HARRISON AVENUE
CINCINNATI, OHIO 45247

Dear Mr. Celarek:

The above captioned property which is further identified in the Hamilton County Auditor Book 550, Plat 320, Parcel 26 has been inspected, researched and valued pursuant to your request.

This property contains 12.648 +/- acres and it is zoned Residence A-2, a single family residential use. The site is a rectangular shaped parcel that has been caused to be landlocked by the installation of Interstate 74. The site is also partially situated in a 100 year flood area. The rear portion of the site has the possibility of being attached to adjoining land with frontage along Wesselman Road with cooperation of the landowners.

A review of residential comparable land sales indicates values per acre that will typically exceed \$30,000.

As previously stated there are significant adverse conditions that affect the value of the subject site as compared to the applicable comparable sales.

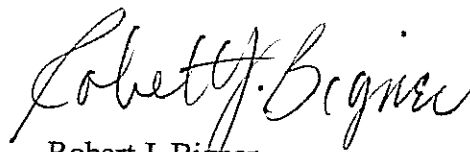
The valuation process requires weighing the influences of the comparable sales, the adverse conditions of the subject site and the feasibility of reasonable development. With consideration for these stated factors the subject property will have an estimated value per acre at \$16,000.

Therefore: 12.648 acres x \$16,000 per acre = \$203,368
CALL \$205,000

ESTIMATED MARKET VALUE.....\$205,000

The information and research obtained for this valuation is retained in my files and it can be reviewed upon a request for additional documentation or clarification.

Respectfully submitted,

A handwritten signature in cursive script, reading "Robert J. Bigner". The signature is written in dark ink and is positioned above the printed name and title.

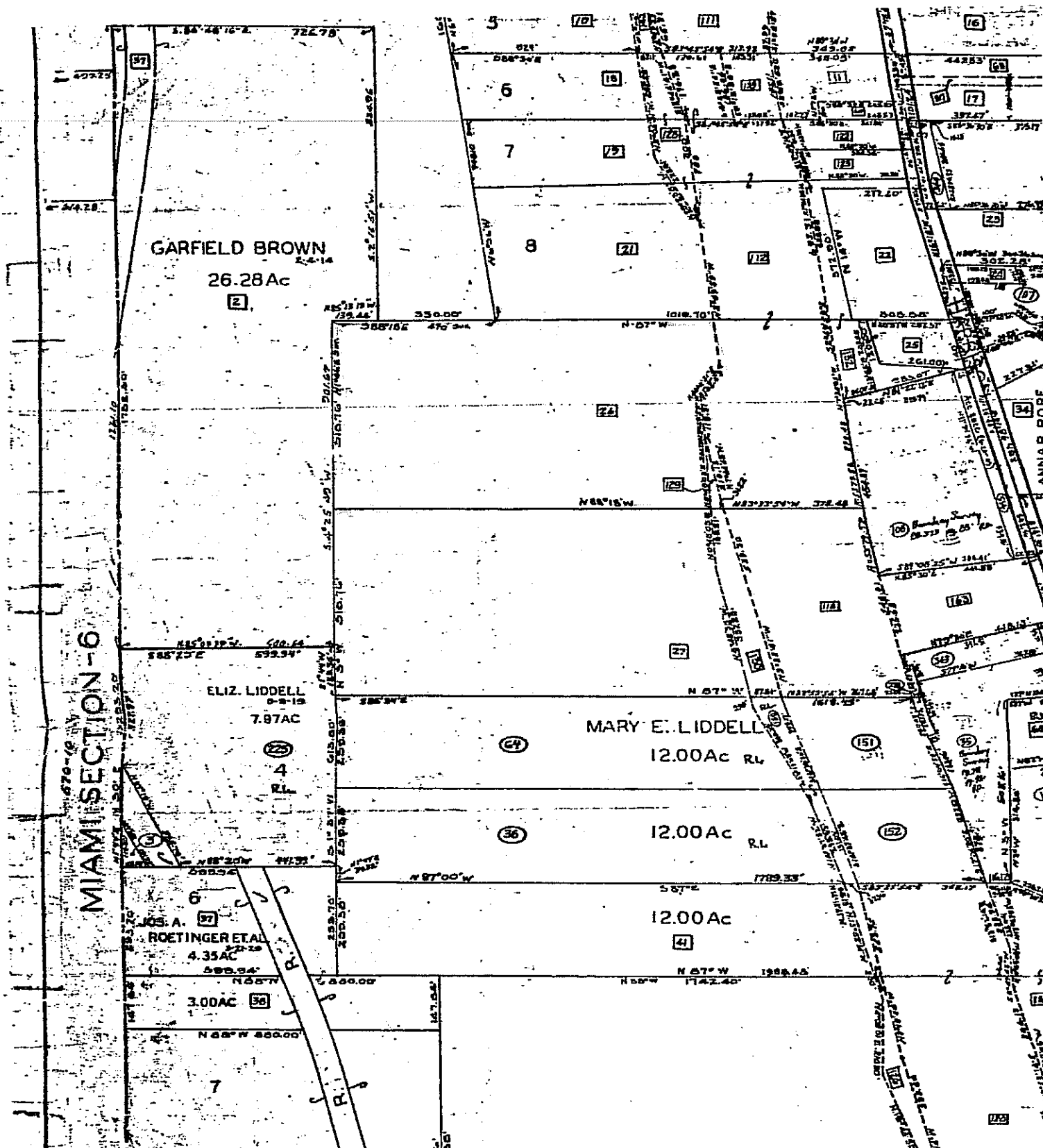
Robert J. Bigner
Certified Real Estate Appraiser

Attachments:

PHOTO ADDENDUM



AUDITOR'S PLAT MAP



APPRAISER DISCLOSURE STATEMENT

In compliance with Ohio Revised Code Section 4763.12 (C)

1. Name of Appraiser: **Robert J. Bigner**

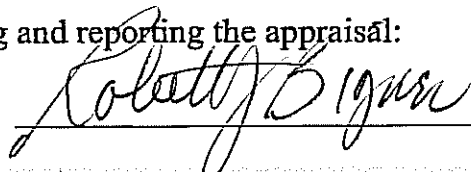
2. Class of Certification/Licensure: ☒ Certified General
☐ Licensed Residential
☐ Temporary ☐ General ☐ Licensed

Certification/Licensure Number: 382378

3. Scope: This report ☒ is within the scope of my Certification or License
☐ is not within the scope of my Certification or License

4. Service Provided By: ☒ Disinterested & Unbiased Third Party
☐ Interested & Biased Third Party
☐ Interested Third Party on Contingent Fee Basis

5. Signature of person preparing and reporting the appraisal:



This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state licensed real estate appraiser.

Kleemann / I-74 Greenway

Exhibits

Kleemann Parcel Location Map

Green Twp.
Hamilton
County,
Ohio

July 2006

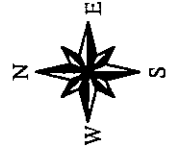
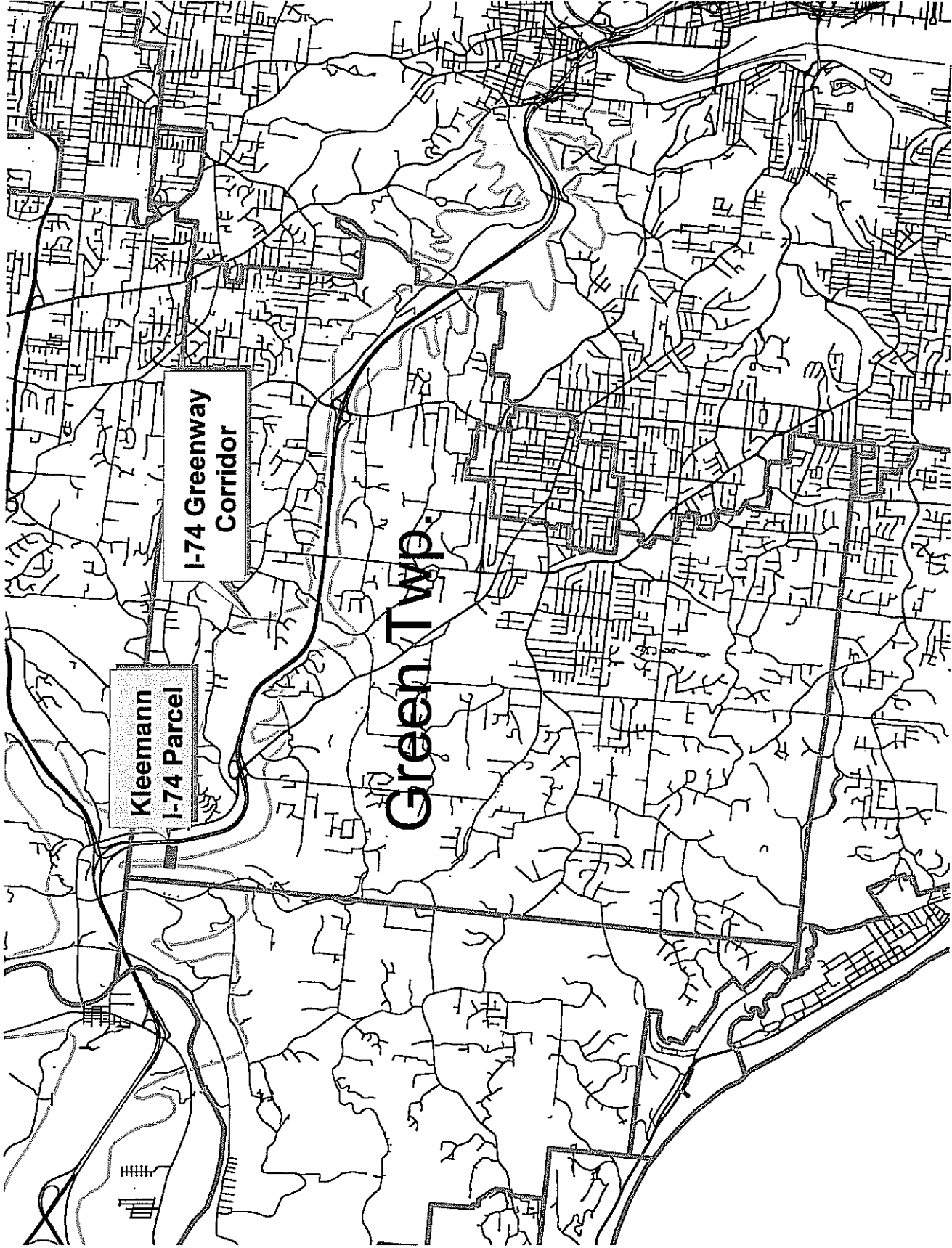


Exhibit 1



6 Miles



PURCHASE AGREEMENT

JUDITH A. KLEEMANN (hereinafter referred to as "Seller") and GREEN TOWNSHIP, County of Hamilton, Ohio, acting through its Board of Township Trustees (hereinafter referred to as "Purchaser"), agree as follows:

1. Recitals

A. Seller is the owner of real property located at 6957 Harrison Avenue in Green Township, Hamilton County, Ohio and listed in Hamilton County Auditor's Book 550, Page 320, Parcel 26, which consists of approximately 12.468 acres.

B. Purchaser desires to purchase the property, and Seller desires to sell said real property to Purchaser on the terms and conditions set forth in this Agreement.

2. Sale of Property

Seller shall sell to Purchaser and Purchaser shall purchase from Seller the real property, together with any easements, rights-of-way and appurtenances belonging or in any way appertaining thereto, upon the terms and conditions set forth herein. The sale shall further be subject to easements and restrictions of record.

3. Terms

A. The purchase price shall be the sum of Two Hundred Thousand (\$200,000.00) Dollars.

B. The entire purchase price shall be paid to Seller by the Purchaser's good and sufficient warrant upon final settlement and delivery of deed.

4. Title.

Title to said real property shall be conveyed by deed of general warranty, in fee simple, with release of dower, if any, on or before the 31st day of October, 2006, free, clear and unencumbered, as of the date of closing, except restrictions and easements of record. Seller agrees that the closing may be delayed due to contingencies set out hereafter, and will agree to a reasonable extension of time on the closing date if necessary.

5. Taxes and Assessments.

Seller shall pay or credit on the purchase price, all real estate taxes for years prior to the closing, and a portion of such taxes for the year of closing, prorated through the date of closing. Proration of undetermined taxes shall be based on a 365 day year and on the last available tax rate and valuation, and the amounts so computed and adjusted shall be final. In addition, in the event that said property presently has an agricultural use, which use affects the real estate taxes, then Seller shall pay or credit on the purchase price all taxes that may be recaptured under the agricultural tax program. Subject to the foregoing, the Purchaser shall assume and agree to pay taxes and assessments, if any, thereafter.

6. Survey.

Purchaser may cause the real property to be surveyed, at its expense, in order to establish its boundaries with certitude; to verify that the real property is as portrayed in Purchaser's field inspection; and to ascertain whether any encroachments exist with respect thereto. In the event that the results of such survey are substantially different than the survey document provided by Seller to Purchaser previously, Purchaser may, by written notice thereof to Seller, terminate this Agreement; provided, however, that Seller shall have additional time, not to exceed thirty days from

the date of receipt of the termination notice, to effect a cure of the contingencies set forth in Section Eight of this Agreement and the aforesaid survey.

7. Seller's Certification.

Seller certifies to Purchaser that, to the best of Seller's knowledge (a) there are no pending orders or ordinances or resolutions that have been enacted or adopted authorizing work or improvements for which the real estate may be assessed, with no exceptions; (b) the real property is not located in an historic district; (c) the real property is not located in an Environmental Quality District; (d) no city, county or State orders have been served upon Seller requiring work to be done or improvements to be made which have not been performed, with no exceptions; and (e) the real property is free from contamination by hazardous substances (meaning and including all hazardous or toxic substances, wastes, materials, pollutants or contaminants, other similar substances, or materials regulated by applicable state or federal environmental laws). Seller further certifies that there presently exists no defects or conditions known to Seller which would adversely affect or materially impair the fitness of the real property for the purpose of its intended use.

8. Contingencies.

This contract shall be contingent upon the following, all of which are to be completed on or before September 30, 2006:

- (a) Survey of proposed land satisfactory to Purchaser. Cost of any such survey to be borne by Purchaser.
- (b) Results of an environmental assessment that are satisfactory to Purchaser. Cost of any such assessment to be borne by Purchaser.
- (c) A satisfactory title examination and review of easements and restrictions of record to which the real property is subject which will not adversely affect the

Purchaser's intended use of the premises. Cost of any such title examination and review to be borne by Purchaser.

- (d) Receipt by the Purchaser from the Clean Ohio Fund of a grant for seventy percent (70%) of the purchase price, based on an application to be submitted by the Purchaser to the Clean Ohio Fund prior to the July 15, 2006 application deadline, with the grant decision to be announced by the Clean Ohio Fund by September 30, 2006.

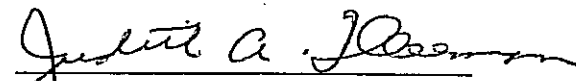
9. General Provisions.

- (a) This contract shall be governed by the laws of the State of Ohio;
- (b) All warranties, representations and covenants herein contained shall survive the closing and if said deed and this contract are inconsistent, the provisions of this contract shall control;
- (c) No real estate commission shall be due any broker as a result of this contract and closing.
- (d) All actions and deliberations of the Green Township Board of Trustees concerning and relating to the within Agreement were taken in open meetings of the Board, in compliance with all legal requirements, including (without implied limitation) Ohio Revised Code Section 121.22, except as otherwise permitted thereby. Furthermore, all actions by the Green Township Board of Trustees with respect to this Agreement are in total compliance with the Ohio Revised Code.

We hereby represent that we are ready, willing and able to carry out this offer.

Seller:

Date: July 3, 2006


JUDITH A. KLEEMANN

Purchaser:
GREEN TOWNSHIP
HAMILTON COUNTY, OHIO

Date: July 10, 2006.

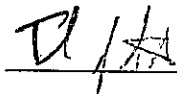
By: 

~~KEVIN CELAREK~~ CHARLES E. MITCHELL,
Township Administrator CHAIRMAN

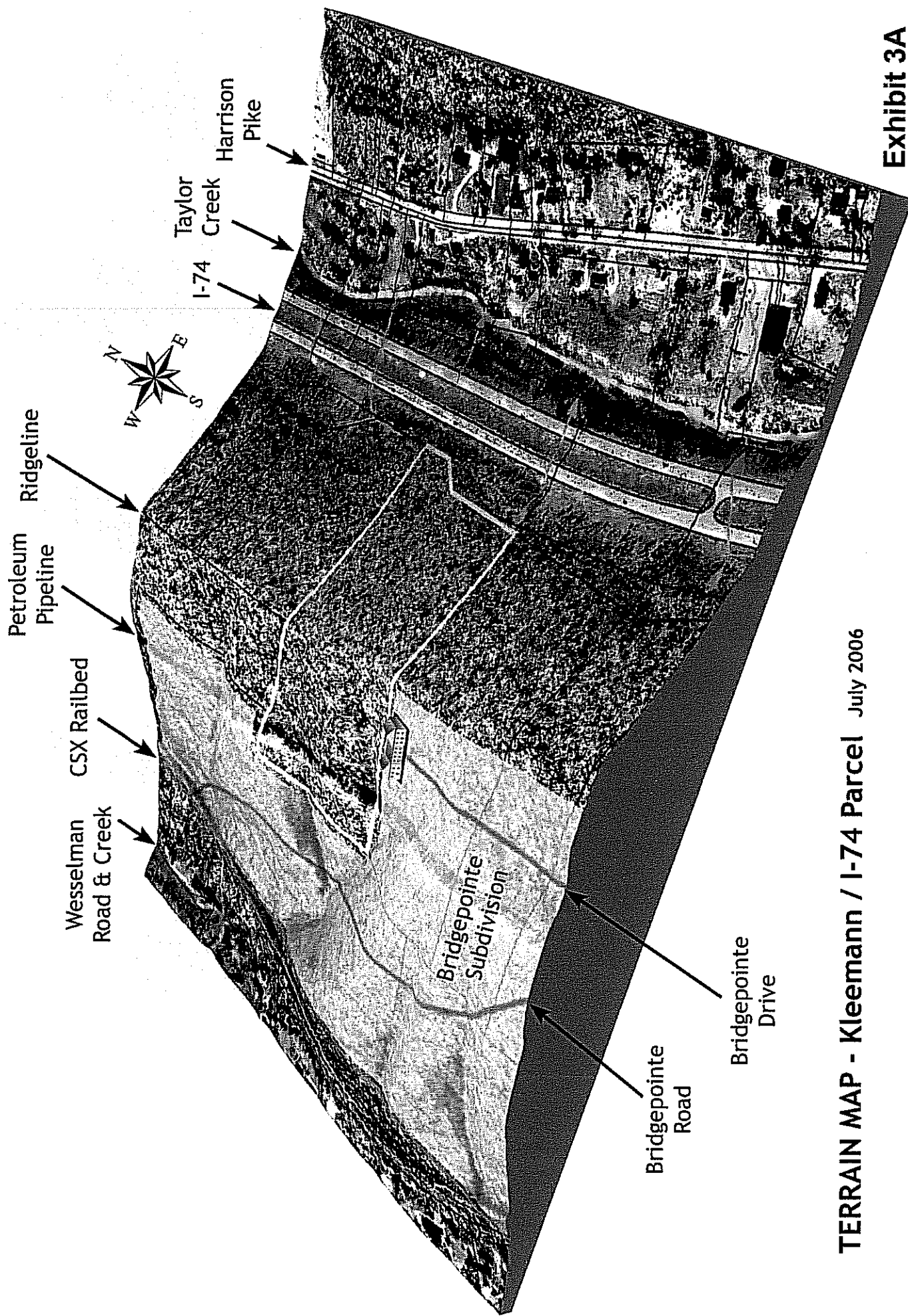
GREEN TOWNSHIP FISCAL OFFICER'S CERTIFICATE

IT IS HEREBY CERTIFIED that the amount required in 2006 to meet the agreement, contract, obligation, or expenditure for the above has been lawfully appropriated or authorized or directed for such purpose and is in the Treasury or in the process of collection to the credit of the General Fund free from any obligation or certification now outstanding.

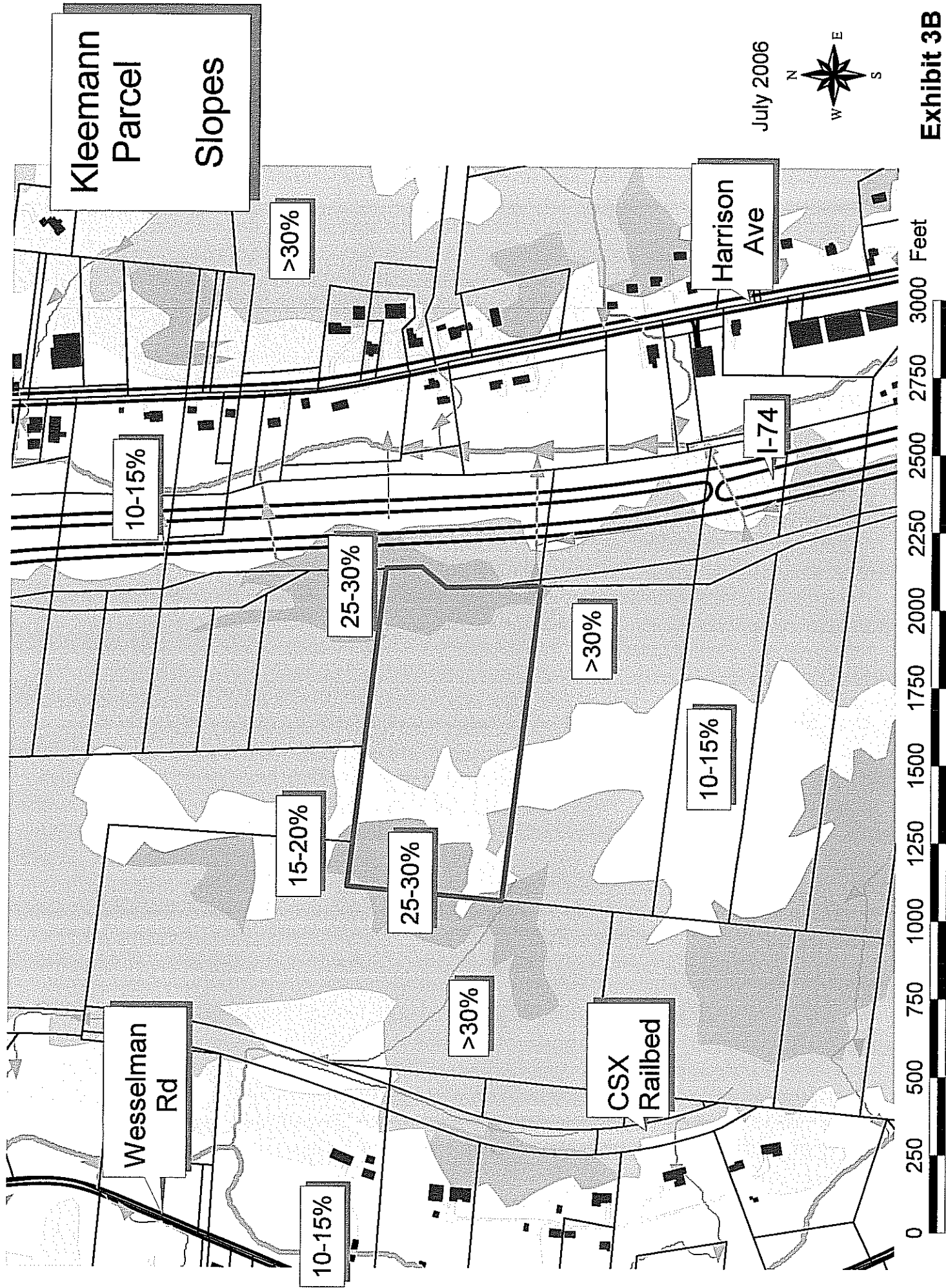
Dated: July 10, 2006

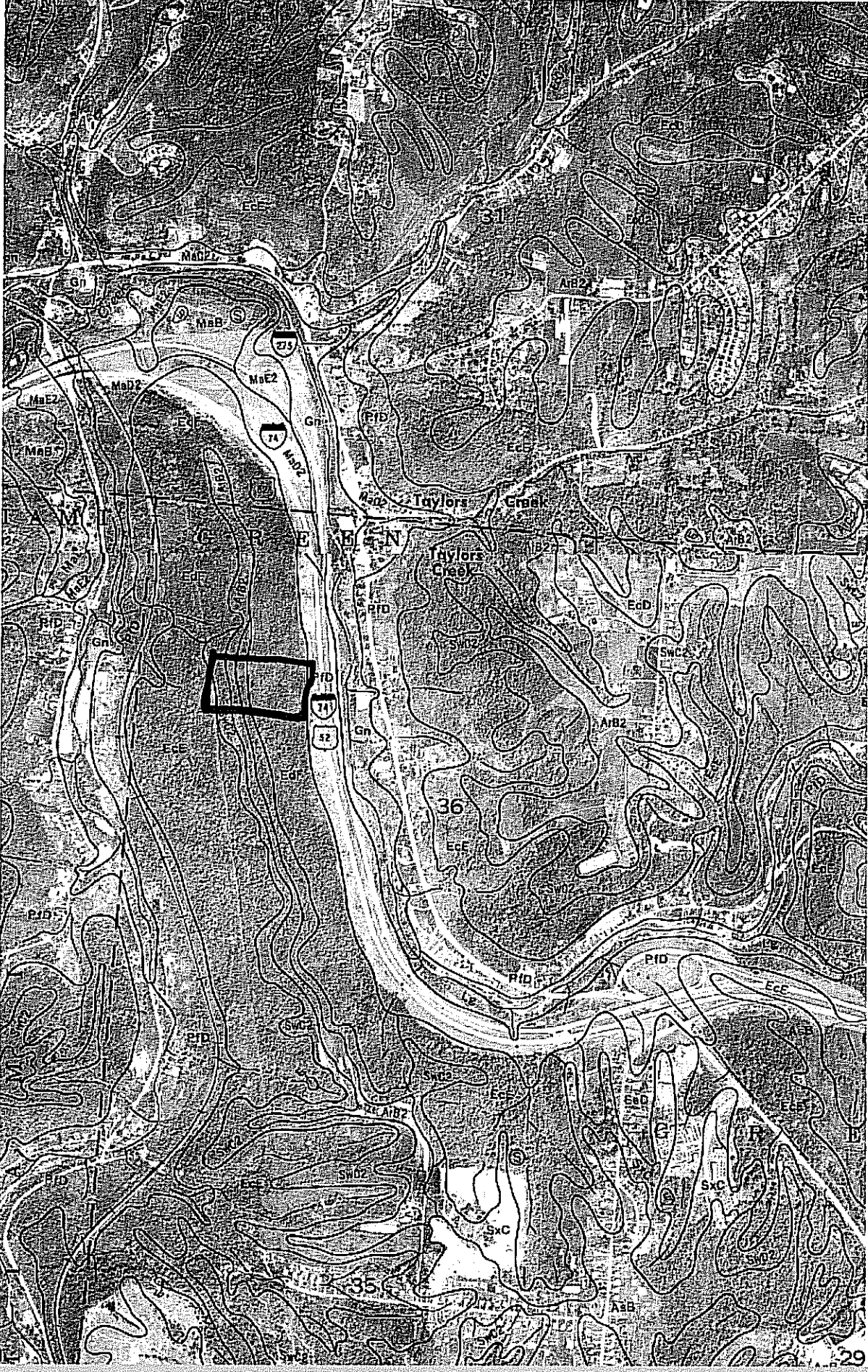
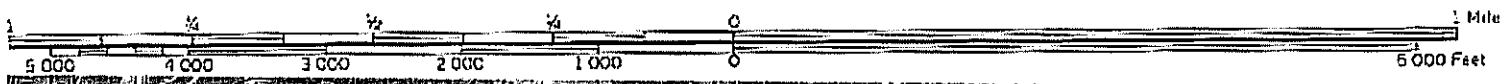


Thomas J. Straus
Fiscal Officer, Green Township



TERRAIN MAP - Kleemann / I-74 Parcel July 2006





Kleemann Parcel

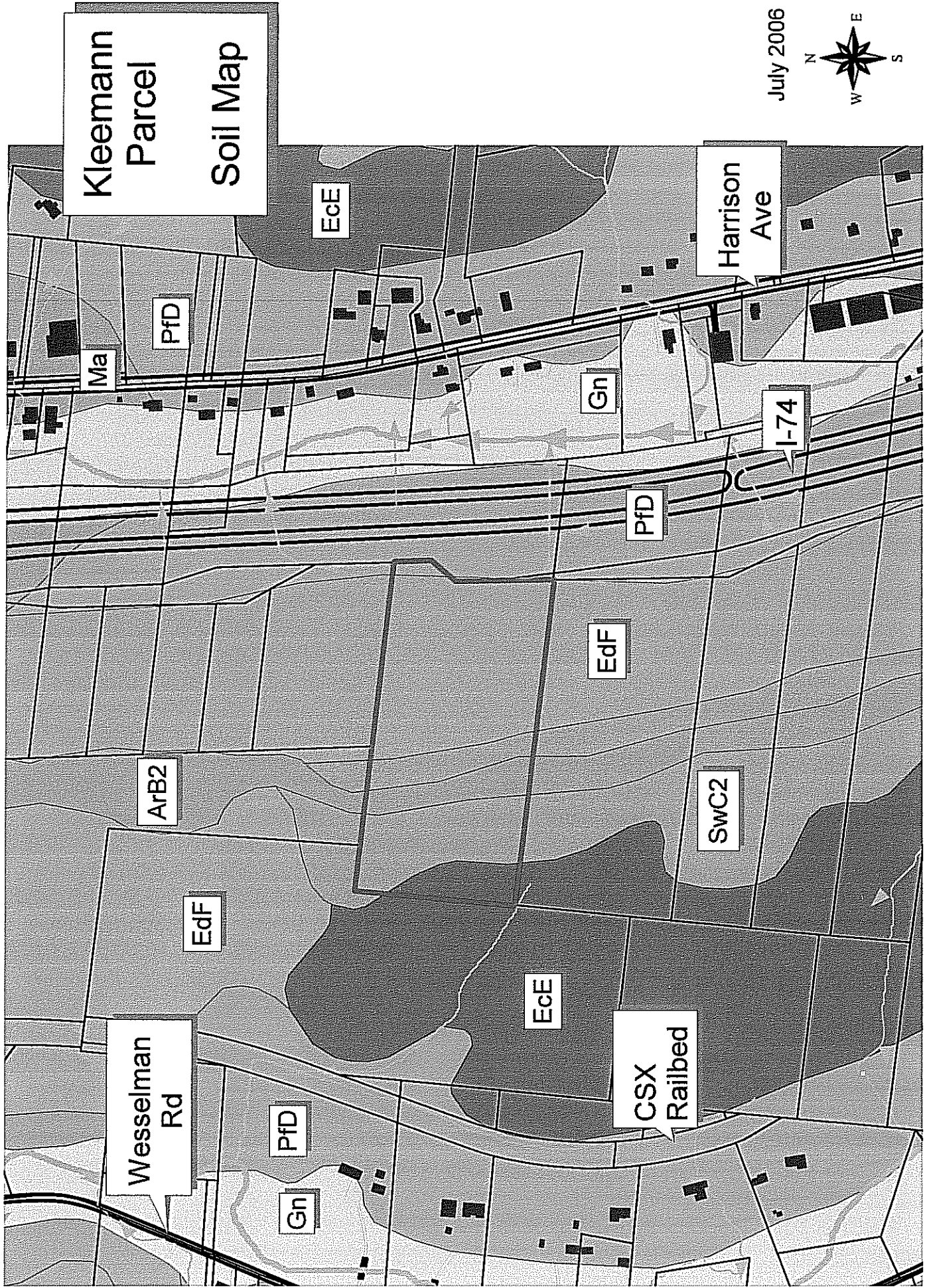
Soil Map

Sheets 19,27
Soil Survey
Hamilton
County
Ohio

July 2006

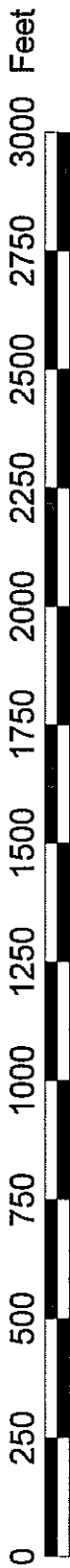
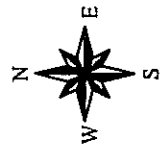


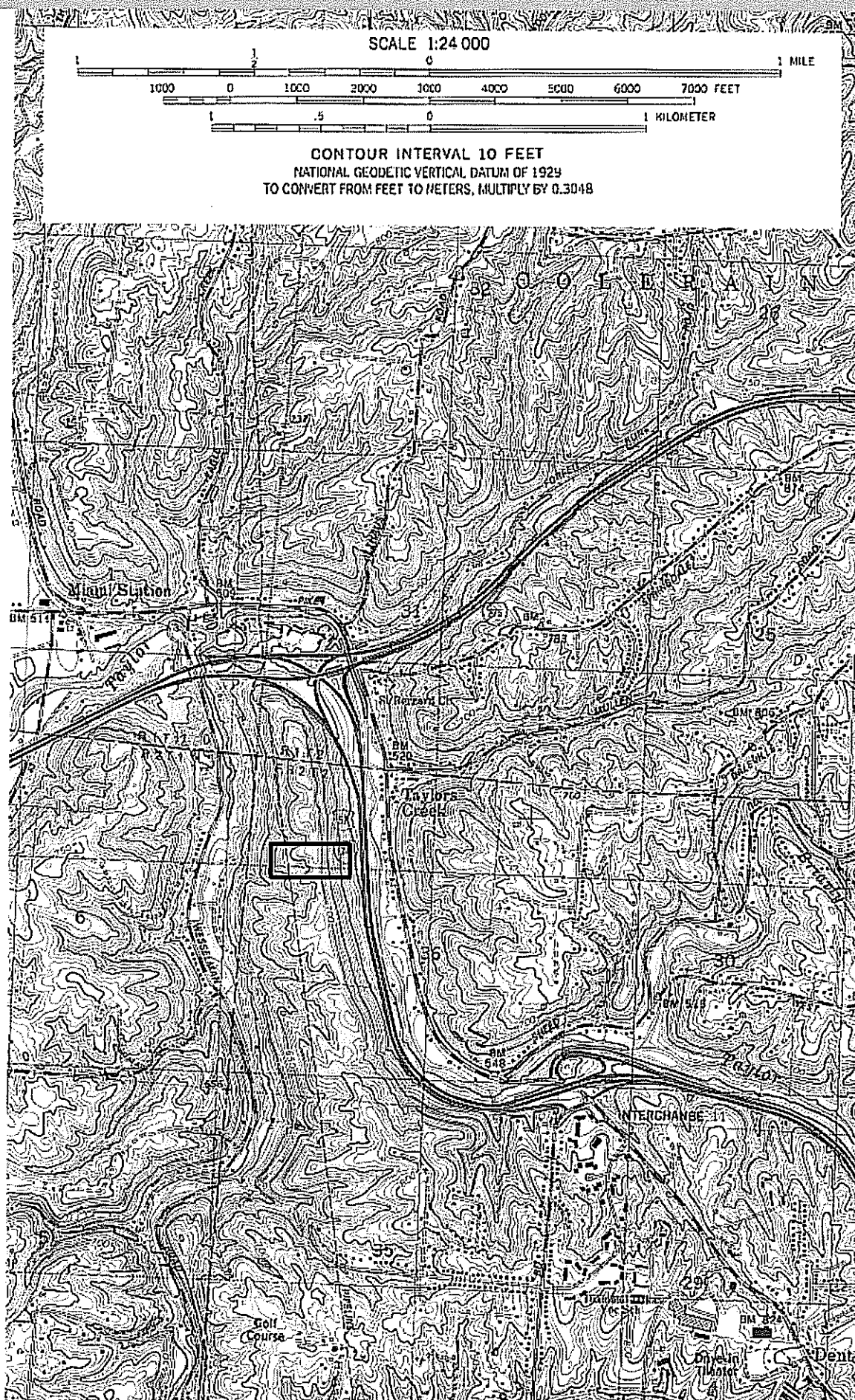
Exhibit 4A



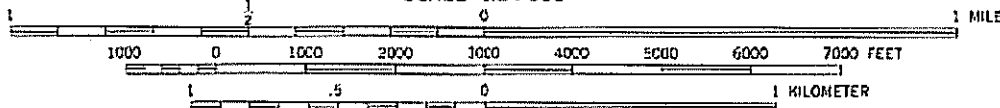
Kleemann
Parcel
Soil Map

July 2006





SCALE 1:24 000



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048

Kleemann Parcel

USGS
Map

Addyston
Quadrangle
Ohio-Kentucky

July 2006

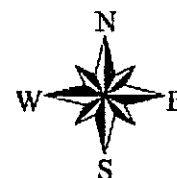
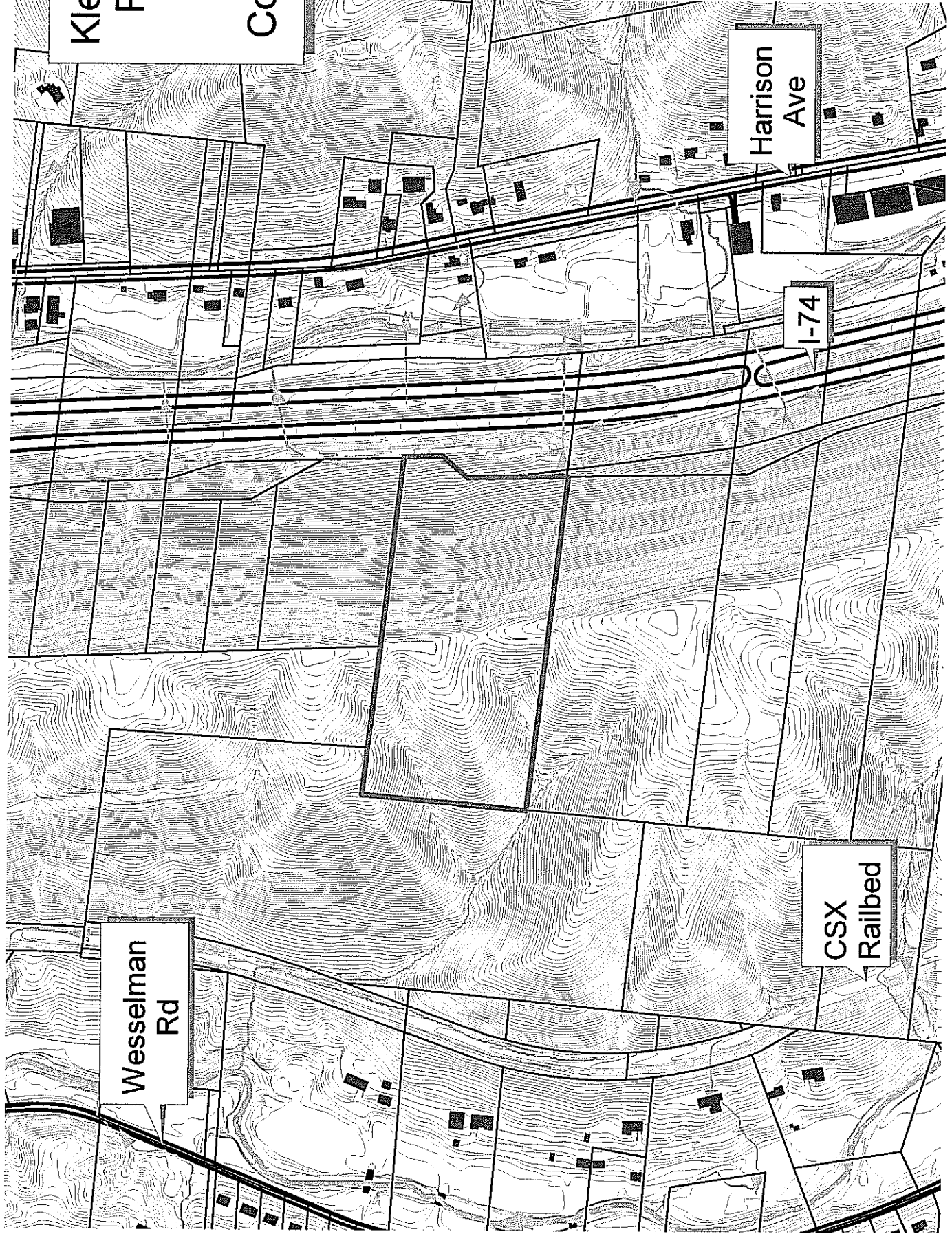
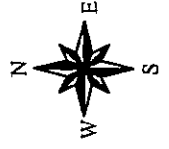


Exhibit 5A

Kleemann
Parcel
2'
Contours



July 2006

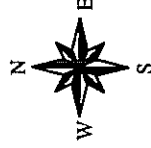
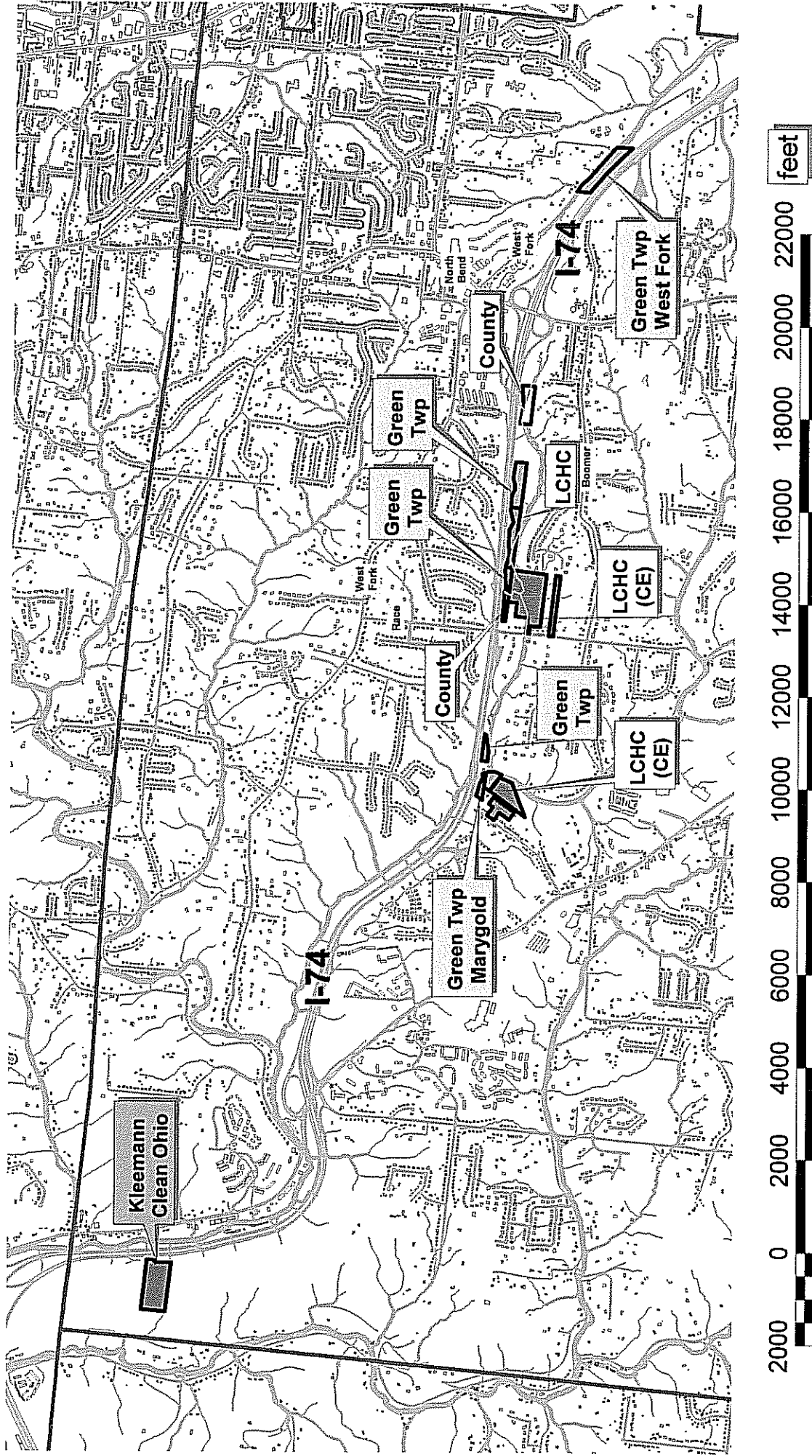


0 250 500 750 1000 1250 1500 1750 2000 2250 2500 2750 3000 Feet

Exhibit 5B

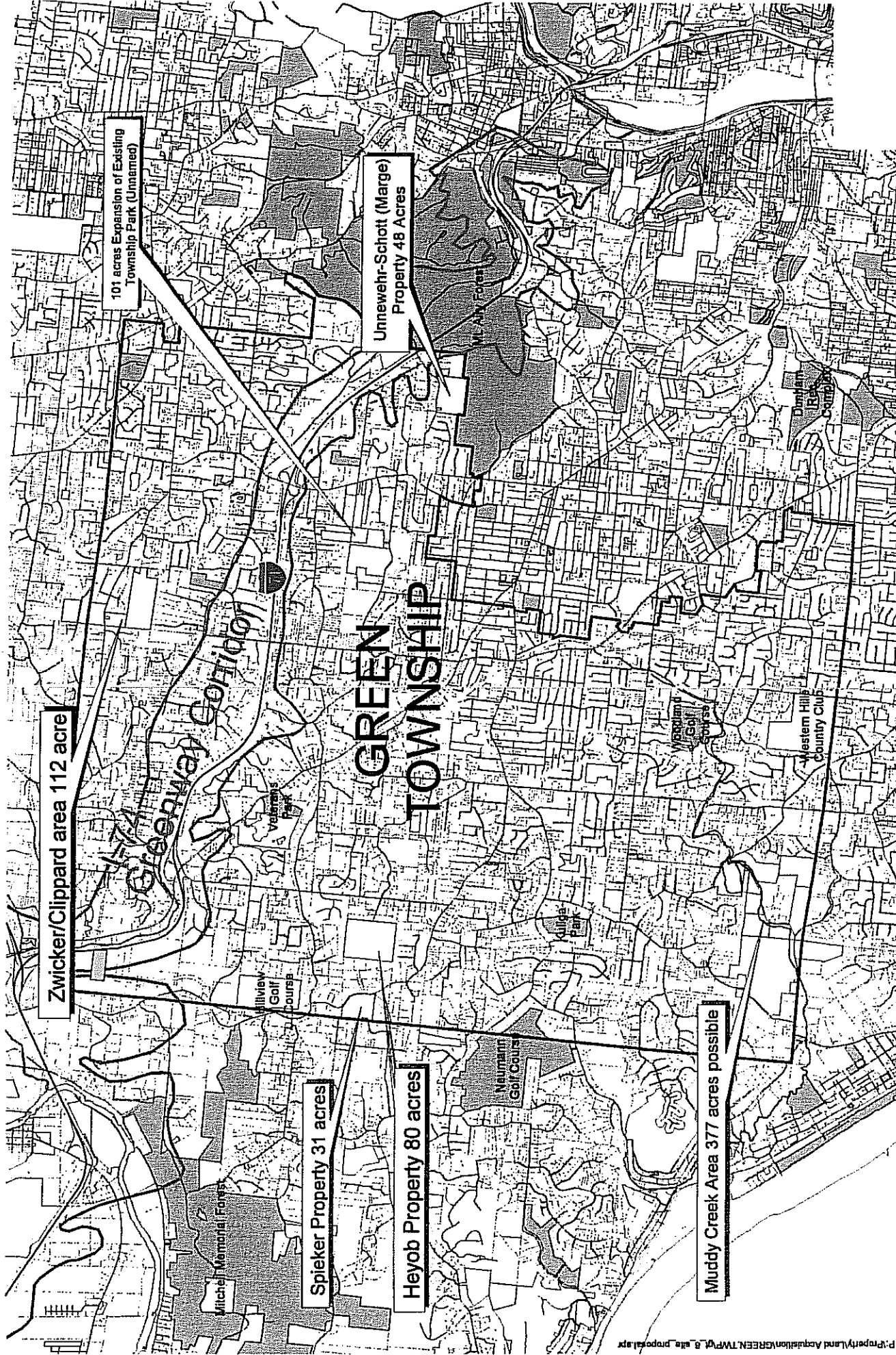
I-74 Scenic Greenway

Proposed Clean Ohio Fund application July 2006:
I-74, Harrison Av, Green Twp.



July 2006

Exhibit 6



GREEN TOWNSHIP GREENSPACE PLAN

July 2006

Kleemann / I-74 Parcel

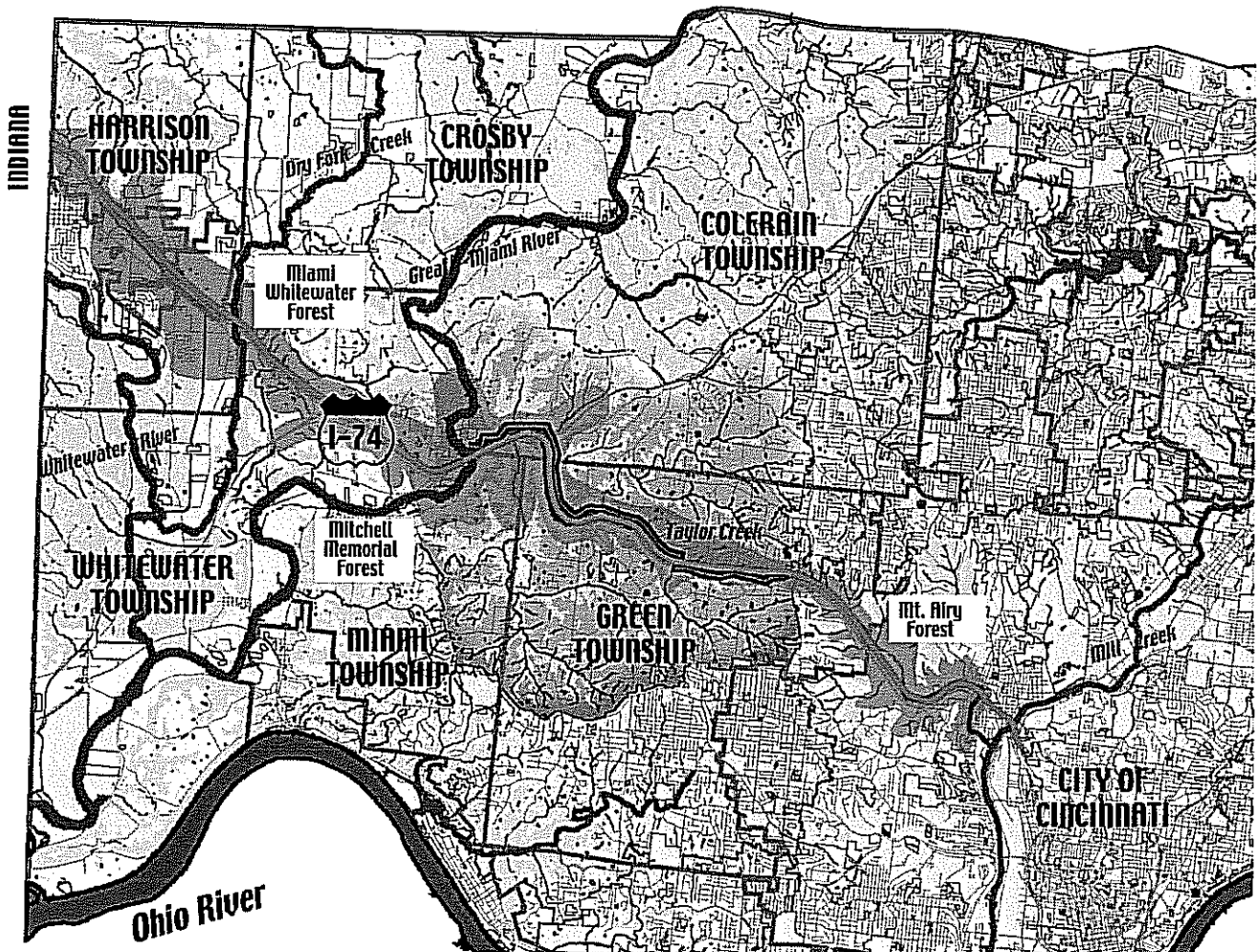
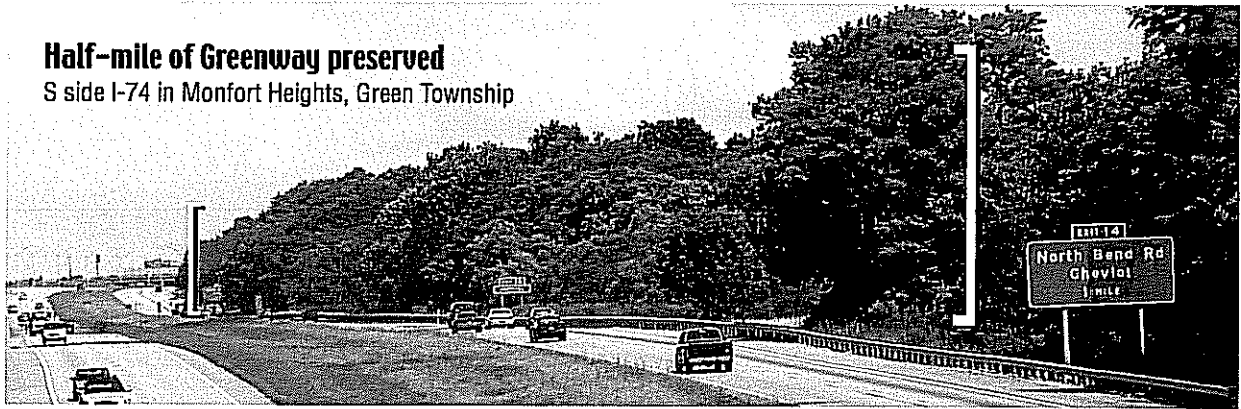
Exhibit 7

THE I-74 GREENWAY PROJECT

in western Hamilton County, Ohio

Half-mile of Greenway preserved

S side I-74 in Monfort Heights, Green Township



MAP OF WATERSHEDS
of western Hamilton County, Ohio

Interstate 74: RED line through
I-74 Greenway (light GREEN)

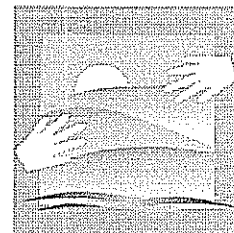
THE LAND CONSERVANCY
OF HAMILTON COUNTY, OHIO

513.574.1849 www.LandConservancyHC.org

Exhibit 8

THE LAND CONSERVANCY OF HAMILTON COUNTY, OHIO

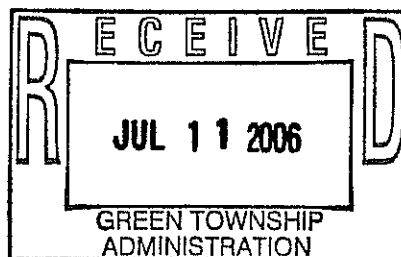
5200 Race Rd., Cincinnati, OH 45247 TEL (513) 574-1849
FAX (513) 574-2981 WEBSITE www.LandConservancyHC.org



Member
LAND TRUST ALLIANCE
www.lta.org

July 10, 2006

Green Township Board of Trustees
Mr. Charles Mitchell
Mr. Anthony Upton
Ms. Tracy Winkler



Dear Trustees Mitchell, Upton and Winkler:

We gratefully support your application to the 2006 Clean Ohio Conservation Fund to purchase and protect the Kleemann parcel in the I-74 Greenway. We appreciate your financial contribution to provide the local match.

The I-74 Greenway project, initiated in 2001, is our ongoing conservation effort. The 12.6-acre parcel has been identified as a top priority acquisition and an important addition to the Greenway. This new highly-visible hillside parcel will add a key section of forested land to Green Township's protected properties.

Green Township can take credit that the first half-mile of preserved land along I-74 is located in the township, thanks largely to your recent purchases. This demonstrates that the ultimate protection of the entire Greenway is an achievable goal.

On behalf of the Board and members of the Land Conservancy, and all the citizens of Green Township, thank you most sincerely for your efforts in applying to the Clean Ohio Conservation Fund to protect this land.

Yours truly,

Roland Johnson
President

BOARD OF DIRECTORS

Clare Johnson, Pres.
Roland Johnson, Pres.
Timothy G. Mara, VP
Bob Minges
Richard Minges Sr.
Robert L. Neal, Sec.
Donald J. Patrick
Eric Russo/The Hillside Trust
Dan Taphorn/ HC Soil
& Water Conservation
Susan Ulrich

ADVISORY BOARD

Brian Bohl
Dan Boone
Don Brannen
Lawrence Clements
George M. Hardebeck
Bruce Koehler
Steven Johns
Laura Lawson
Audrey Meyers
Donald Minges
John A. Rebel, Esq.
William Reichling

Land conservation protects our natural heritage and benefits our quality of life

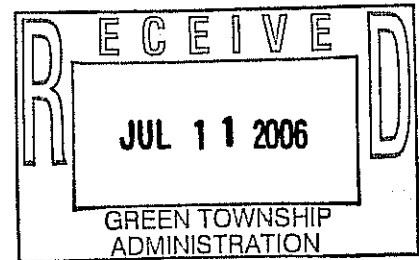
Exhibit 9A



10245 Winton Road • Cincinnati, Ohio 45231
(513) 521-PARK (7275) • www.greatparks.org
Board of Park Commissioners
NANCY R. HAMANT • ROBERT A. GOERING • JAMES E. BUSHMAN
Director JACK SUTTON

July 3, 2006

Charles Mitchell, Anthony Upton and Tracy Winkler
Att: Mr. Kevin Celarek, Administrator
Green Township
6303 Harrison Avenue
Cincinnati, OH 45247-6498



RE: 2006 Clean Ohio Conservation Program Applications

Dear Kevin:

I am writing to express support by the Hamilton County Park District for Green Township's application for 2006 Clean Ohio Conservation Program funds. I understand you are partnering in the application with The Land Conservancy of Hamilton County, and the parcel you are proposing to purchase are the Kleemann property along Interstate 74. We understand the project includes:

Kleemann - This 12.648-acre forested parcel (abutting E-bound I-74) contains a prominent scenic ridge and steep hillsides on the crescent-shaped promontory that is recognized as a landmark feature of Western Hamilton County. All the soil types are highly erodible.

The parcel that Green Township proposes to purchase is within the I74 corridor, an area that has been identified by the Park District as a high priority area for preservation of greenspace. The views of the forested hillsides within the corridor are a unique natural feature enjoyed by the citizens of Hamilton County and visitors to this region.

The Hamilton County Park District supports your proposed partnership to protect greenspace within the I-74 corridor.

Sincerely,

Rick Johnson

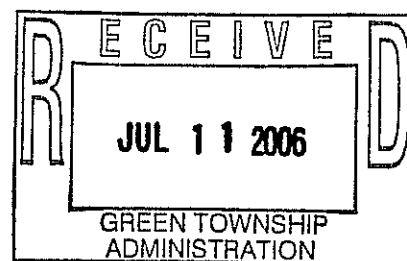
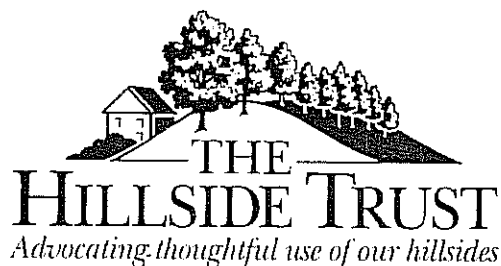
HAMILTON COUNTY PARK DISTRICT

cc: Mr. Jack Sutton, Director, HCPD
Mr. Ross Hamre, Planning Director, HCPD

MISSION STATEMENT

"To preserve and protect natural resources and to provide outdoor recreation

Exhibit 9B



July 5, 2006

Green Township Trustees

Mr. Anthony Upton, Mr. Charles Mitchell, Ms. Tracy Winkler

Attn: Mr. Kevin Celarek

Green Township Administration Building

6303 Harrison Ave

Cincinnati, OH 45247

Dear Kevin:

I am providing this letter in support of Green Township's newest applications to the Natural Resource Advisory Council's (NRAC) Clean Ohio Fund, seeking financial assistance for the acquisition of two pieces of hillside property along I-74.

Similar to previously successful NRAC applications you have made, both parcels are located within the scenic I-74 Greenway. The first parcel, the 12.648-acre Kleeman property, is a landmark hillside with steep slopes and scenic ridge, visible from eastbound I-74 and from Harrison Avenue. The other parcel, 4.765-acre Jonkard Lane, is also a steep hillside visible from Johnson and Haft Roads, and is part of a riparian corridor that falls within the Great Miami River Watershed.

The Hillside Trust is pleased to see another 17+ acres of hillside property added to the growing list of preserved lands within the publicly-recognized I-74 Greenway. We wholeheartedly endorse Green Township's efforts in this capacity, and wish you all the success in your endeavors.

Sincerely,


Eric Russo

Executive Director

BOARD OF TRUSTEES

PRESIDENT
MICHAEL BURNS

VICE PRESIDENT
A. CHRISTIAN WORRELL, III, ESQ.

TREASURER
JAY A. FINKE, CFP

SECRETARY
OTTO D. WOLFE, ESQ.

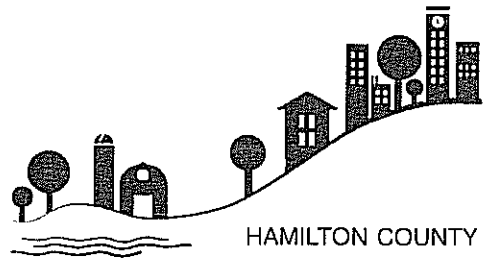
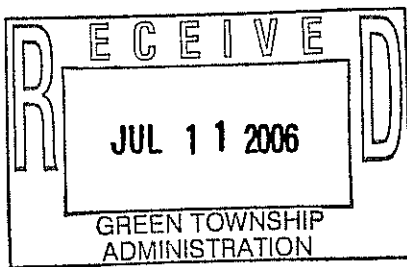
TIM AGNELLO, PG
KARIN BAUMANN-CREEKMORE
ROY BENECHCHI
RICHARD M. BLOCK
MARY BROWN
K. SCOT CONOVER
DAVID COPS
ROLAND JOHNSON
THANE MAYNARD
J. DUNCAN MUIR
PETE NADHERNY
STUART PRALL
DENNIS SIES
HENRY L. STEPHENS, JR., ESQ.
JAMES ZENTMEYER, PE

TECHNICAL ADVISORS
RON BURGESS
DR. WILLIAM BRYANT
GEORGE CUMMINGS
JOSEPH J. DEHNER, ESQ.
M. FREEMAN DURHAM, ESQ.
RICK ECABERT, CA
CALEB FAUX, AICP
DR. STAN HEDEEN
TIM JECKERING, AIA
GARY MIESNER, FASLA
DR. DAVID NASH
DR. MARY RIESTENBERG
RICHARD D. SPOOR, ESQ.

EXECUTIVE DIRECTOR
ERIC RUSSO

ASSISTANT
ADAM PARRILLO

Exhibit 9C



July 6, 2006

Green Township Trustees: Charles Mitchell,
Anthony Upton and Tracy Winkler
6303 Harrison Ave.
Cincinnati, OH 45247

soil and water

CONSERVATION

DISTRICT

Dear Trustees Mitchell, Upton and Winkler,

On behalf of the Hamilton County Soil & Water Conservation District, I am writing to enthusiastically support Green Township's plans to acquire a new parcel to augment the I-74 Scenic Greenway Plan.

The Kleemann property protects one of the most visible natural features in Western Hamilton County. The 12.648-acre forested parcel (abutting E-bound I-74) contains a prominent scenic ridge and steep hillsides on the crescent-shaped promontory that is recognized as a landmark feature of Western Hamilton County. All the soil types are highly erodible.

The entire Kleemann parcel, which contains slopes of 25 to 60 percent, is visible to the motoring public from both I-74 and Harrison Ave., and also to residents of surrounding communities. The Kleemann property is endangered by potential acquisition and unwise disturbance by adjacent developers.

You are all to be commended for having the foresight to preserve this irreplaceable natural area. The collaboration on this Greenway project between Green Township, the Hamilton County Park District and the Land Conservancy of Hamilton County is inspiring. This is a great example of how government and community organizations should cooperate to retain the character of their community.

Hamilton County Soil and Water Conservation District will be happy to join your partnership by supplying any technical expertise you need. Please do not hesitate to contact me.

Sincerely yours,

Holly Utrata-Halcomb
Administrator

29 Triangle Park Drive

Suite 2901

Cincinnati, Ohio

45246 3411

513-772-7645

513-772-7656 FAX

Mission Statment - A public organization committed to assisting the citizens of Hamilton County through education, technical assistance and leadership to be stewards of our soil and water resources.

Exhibit 9D



Photo 1: View towards NW from I-74. Note large oak tree on property ridgeline. June 2006.



Photo 2: View from West towards Western boundary of Kleemann parcel. June 2006



Photo 3: Panoramic view to West from Western boundary. Development clearing. June 2006

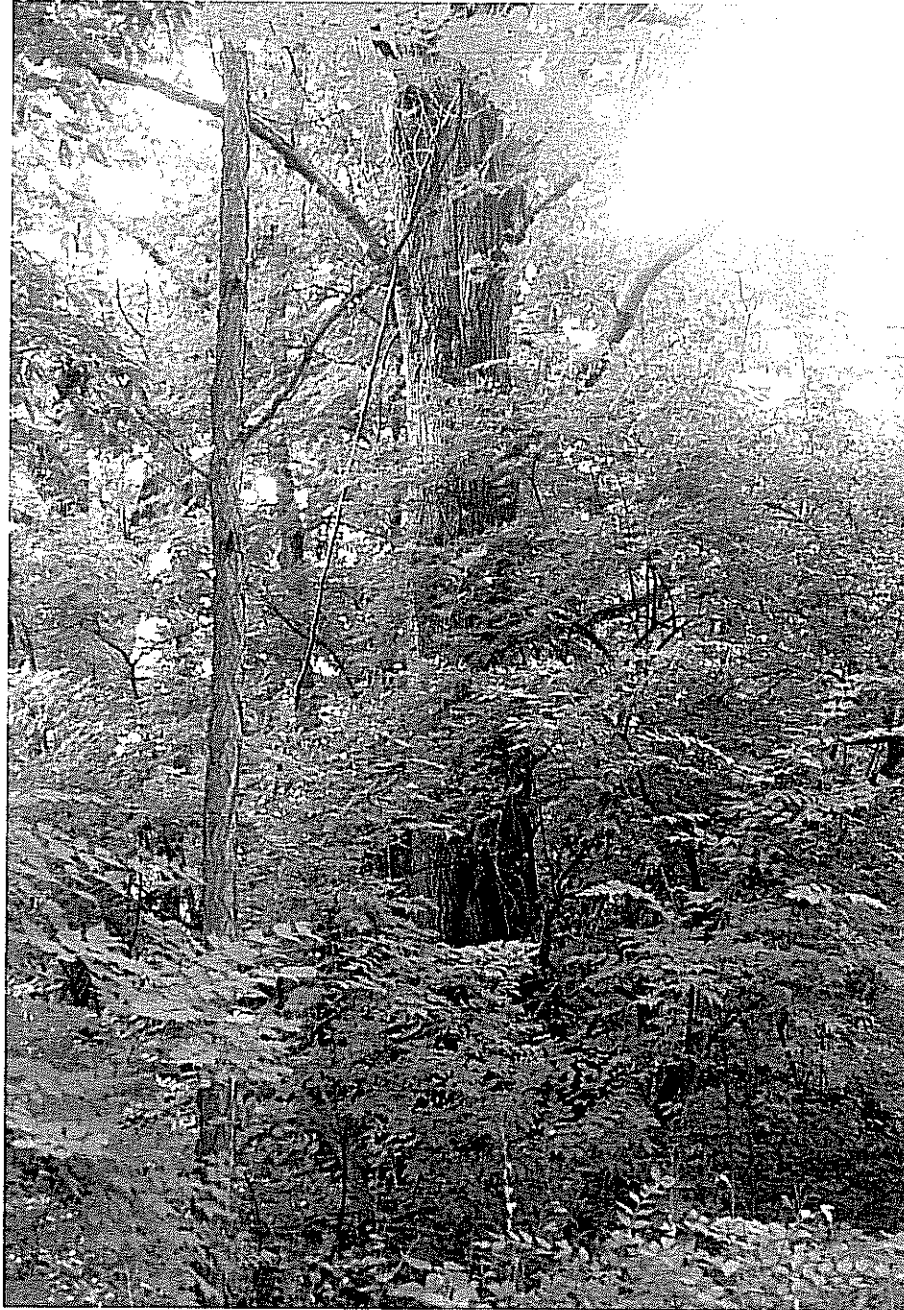


Photo 4: Tall oak at ridgeline. June 2006.



Photo 5: Trail at ridgeline. June 2006.



Photo 6: Petroleum pipeline trail to West of ridgeline. June 2006



Photo 7: Ridgeline trail, February 2003.



Photo 8: View to SE from ridgeline trail. February 2003.

